

# MARSH & MARSH PROPERTIES

*Apartment 1, 224 Wakefield Road, Drighlington, BD11*

*£140,000*



**\*\*ATTENTION ALL FIRST TIME BUYERS, PROFESSIONAL COUPLES, OR INVESTORS\*\*** A well-presented and modern TWO DOUBLE BEDROOM ground floor apartment which is one of only three in this block and situated in much sought after location of Drighlington. Ideally located within proximity to Birstall Shopping Park, highly regarded local schools, and offering quick and easy access to the M62 motorway, this property combines comfort with convenience. In brief, an inner hall leads to an open-plan living kitchen, two spacious double bedrooms, a stylish bathroom, and a useful storeroom. Externally, the Apartment benefits from two allocated parking spaces, a visitor space, and a communal lawn area to the rear. An internal inspection is strongly advised to appreciate what this property has to offer.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

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### ENTRANCE / INNER HALLWAY

A welcoming entrance accessed via a composite front door, featuring wood effect laminate flooring, a radiator, and a UPVC window.

### LIVING KITCHEN 3.5 x 5.8m (11'5 x 19'2)



A modern open-plan living kitchen fitted with a range of wall and base units, including a sink with chrome mixer tap and splashback tiling. Appliances include an integrated fridge, built-in oven, hob, and extractor fan, with space and plumbing for a washing machine. A breakfast bar provides seating for two, and the combination boiler is neatly housed in a cupboard. The space is finished with wood effect laminate flooring, a radiator, and UPVC windows.



### BEDROOM ONE 3.0 x 3.0m (9'10 x 10'0)



A double bedroom featuring wood effect laminate flooring, a radiator, and a UPVC window.

### BEDROOM TWO 3.0 x 2.8m (9'10 x 9'2)





A double bedroom with wood effect laminate flooring, a radiator, and a UPVC window.

### BATHROOM



A contemporary three-piece bathroom suite comprising a bathtub with a shower above, pedestal sink, and low flush toilet. Finished with tiled flooring and partially tiled walls, the room also includes a chrome towel radiator, ceiling spotlights, extractor fan, and a UPVC window.

### STORE

A practical and useful storage cupboard.

### EXTERNAL

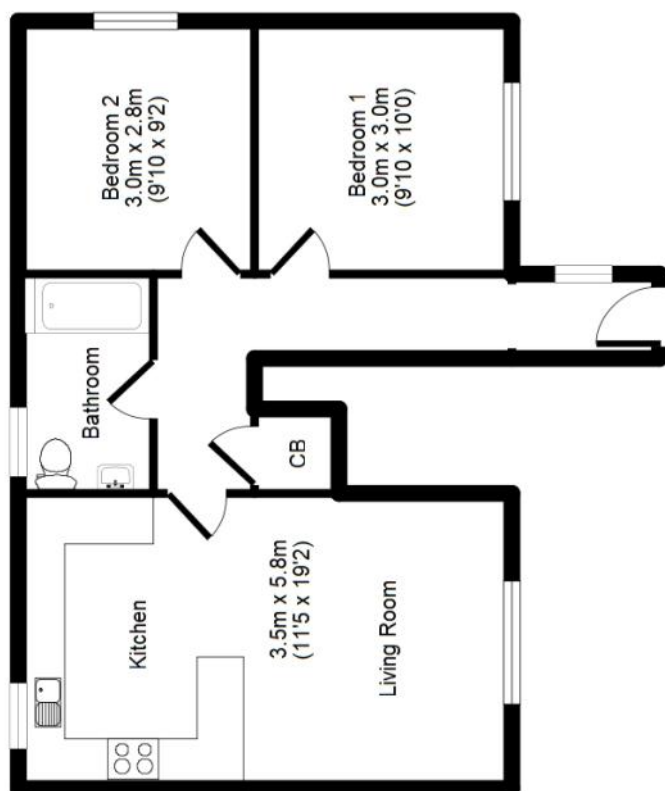


Externally, the property benefits from two

allocated parking spaces and one visitor space. A communal lawn to the rear provides a pleasant outdoor area for residents to enjoy.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 51 sq. m / 549 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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